



CITY OF JERSEY CITY
ERRAMIAH T. HEALY, MAYOR

**HOUSING, ECONOMIC DEVELOPMENT
AND COMMERCE DEPARTMENT**

DIVISION OF CITY PLANNING

**30 MONTGOMERY STREET SUITE 1400
JERSEY CITY, N.J. 07302-3821
PHONE: 201.547.5010
FAX: 201.547.4323**

JUNE 23 2009

Ms. Mayda Arrue
THE JERSEY JOURNAL
30 Journal Square
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, June 30, 2009 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
Carl Czaplicki, Director, HEDC

File

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of June 23, 2009.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Swear in City Planning Staff
6. Renewal of Contractual Services for Board Attorney **Awarded.**
7. Renewal of Contractual Service for Stenographer **Awarded.**
8. Old Business:
9. New Business

10. Case: P08-084 Final Site Plan
Applicant: Elizabeth May
Attorney: Pro Se
Review Planner: Maryann Bucci-Carter, PP AICP
Address: 502 Washington Blvd.
Block: 20 Lot: 2.23
Zone: Newport Redevelopment Plan
Description: Final review of as-built restaurant rehabilitation
Decision: Approved.

11. Case: P06-030.3 Amended Preliminary & Final Major Site Plan
Applicant: Newport Associates Development Co.
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 110 River Drive
Block: 20 Lot: 3.15, 3.22, & 3.16
Zone: Newport Redevelopment Plan
Description: Original approval granted April 18, 2006 and amended January 23, 2007 and April 8, 2008. Changes include changing retail space to school, the addition of a 405 sf mezzanine, and the modification of open space to playground area.
Decision: Approved with condition.

12. Review and discussion of the “Report Concerning the Determination of the St. John’s on the Hill Study Area as an Area in Need of Redevelopment”. **Approved with changes and recommended to City Council for Adoption.**

13. Case: P04-086.1 Amended Preliminary Major Site Plan with Deviations
Applicant: Morgan Point, LLC
Attorney: Charles Harrington
Review Planner: Kristin Russell
Address: 159 Morgan St., 328 Marin Blvd.
Block: 139 Lot: 126, 127
Zone: Powerhouse Arts District Redevelopment Plan
Description: 10-story mixed use building with 103 dwelling units, garaged parking, and retail/gallery space. Original approval was granted on June 24, 2008. Changes include increase in number of units/density, decrease in size of live/work units, and elimination of units under 1,200sf.
Deviations: parking, minimum square footage of live/work units, percent of live/work units over 1,200sf
Decision: Approved with conditions.

14. Case: P09-005 Preliminary Major Site Plan with Deviations
Applicant: Jersey Avenue 833 Urban Renewal Co., LLC
Attorney: George Garcia
Review Planner: Kristin Russell
Address: 837 Jersey Avenue
Block: 330 Lot: 10
Zone: Jersey Avenue Park Redevelopment
Description: New mixed-use multifamily building ranging from 7 stories to 20 stories, including a ground floor retail base and 175 garaged parking spaces. 155 residential units and 11,070 sf of retail space, rooftop open space, and terraces.
Deviations: sidewalk width, excess building depth, and inadequate rear yard depth
Decision: Approved with conditions.

15. Case: P08-034 Preliminary Major Site Plan with Deviations
Applicant: Miracle Churches Temple of America
Attorney: Rocco Errico
Review Planner: Kristin Russell
Address: 160-166A Monticello Ave.
Block: 1919 Lot: D1, D2, D3, D4, D5
Zone: Monticello Redevelopment Plan
Description: 2nd floor addition to an existing house of worship with 2.022 sf of ground floor retail space.
Deviations: height, expansion of a non-conforming structure, parking
Decision: Approved with conditions.
16. Case: P06-024 Preliminary & Final Major Site Plan with “c” variances
Applicant: Alberto Grossetti
Attorney: James Burke
Review Planner: Kristin Russell
Address: 751-753 Tonnele Ave.
Block: 983-984 Lot: PL.A
982 55 (Lundy Ln.)
Zone: HC Highway Commercial
Description: 2-story retail with storage space and 25 parking spaces.
Variances: lot area, perimeter setback, building coverage, lot coverage
Carried to July 7th regular meeting.
17. Case: P09-023 Preliminary and Final Major Site Plan with variances
Applicant: Chosen Estates, LLC
Attorney: Charles Harrington, III Esq.
Review Planner: Maryann Bucci- Carter, Sandra Sung
Address: 298-300 Magnolia Avenue
Block: 1862 Lot: 32 & 33
Zone: Office Residential
Description: Construction of a five story building containing 15 residential dwelling units and 5 on-site parking spaces
Variances: Minimum Lot size, Minimum Lot Width, Minimum Side Yard, Minimum Rear Yard and Minimum Number of Parking spaces.
Carried to July 7th regular meeting.
18. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:
1. Resolution of the Planning Board of the City of Jersey Approving Amended Resolution for Modification of Approval (#4) of Prel/Final Major Site Plan with “c” variances # P06-002.1 submitted by Oakland Washburn Associates, LLC and De Luco, Organization, LTD. (54-56 and 82-84 Washburn Street, 32- 42 Oakland Ave. & 387 Hoboken Avenue)).
 2. Resolution of the Planning Board of the City of Jersey Approving and recommending Adoption by the City Council proposed amendments to the General Development application checklist regarding Waste Management & Recycling review.
 3. Resolution of the Planning Board of the City of Jersey City Approving proposed amendments to the Morris Canal Redevelopment Plan and recommending Adoption by the City Council.
 4. Resolution of the Planning Board of the city of Jersey City approving Minor subdivision # P09-016 submitted by Kantibhai Patel (831-833 Newark Avenue).
 5. Resolution of the Planning Board of the city of Jersey Approving Preliminary and Final Site Plan # P08-036 submitted by Kantibhai Patel (831-833 Newark Avenue)
 6. Resolution of the Planning Board of the City of Jersey City Approving amended Preliminary Major Site Plan # P08-102.1 submitted by Sims Metal East, LLC (1 Linden Avenue).
 7. Resolution of the Planning Board of the City if Jersey City awarding a contract to Precision Reporting Service and a financial agreement for stenographic services for the Fiscal Year 2010 commencing July I, 2009 until June 30, 2010.
 8. Resolution of the Planning Board of the City of Jersey City authorizing and approving appointment of John Jay Hamill as Legal Counsel to the Board and a financial agreement commencing July 1, 2009 until June 30, 2010.
19. Executive Session, as needed, to discuss litigation, personnel or other matters
20. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD